

121.0

0003

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

981,100 / 981,100

USE VALUE:

981,100 / 981,100

ASSESSED:

981,100 / 981,100



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
40		HOPKINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MAURER JACQUELINE J/ETAL	
Owner 2: SHAMPINE LAUREE R	
Owner 3:	

Street 1: 40 HOPKINS ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,743 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Stucco Exterior and 2040 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4743		Sq. Ft.	Site		0	90.	1.19	10									506,063						506,100	

Use Code		Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description		User Acct	
101		4743.000		475,000				506,100		981,100					
Total Card		0.109		475,000				506,100		981,100		Entered Lot Size			
Total Parcel		0.109		475,000				506,100		981,100		Total Land:			
Source: Market Adj Cost												Land Unit Type:			

Parcel ID 121.0-0003-0014.0

!9375!

PRINT Date 12/10/20 Time 23:51:51

LAST REV

Date 06/03/15

Time 14:15:14

philc

9375

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN GEOFFREY-	24808-287		8/25/1994		262,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2015	523	Re-Roof	10,428					
1/24/2008	85	Renovate	33,000		G9	GR FY09	reno existg mudroo	
4/12/2007	236	Redo Kit	80,000		G8	GR FY08		
4/11/2007	234	Demoliti	3,500				DEMO/KITCHEN	
6/30/2005	556	New Wind	12,049					
1/6/2004	4	Dormers	50,000	C	G6	GR FY06	REMODEL BATH	
10/5/1999	659	Alterati	8,000	C			REMODEL SUNROOM	
7/7/1992	288	Manual	2,000					REPAIR FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2015	Permit Insp	PC	PHIL C
11/25/2008	Meas/Inspect	189	PATRIOT
1/13/2005	Permit Visit	BR	B Rossignol
4/13/2000	Inspected	276	PATRIOT
11/17/1999	Mailer Sent		
10/26/1999	Measured	266	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION		
Type:	15	- Old Style
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	6	- Stucco
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BEIGE	
View / Desir:		

OTHER FEATURES	
Bath	1
Bath:	Rating:
Bath:	Rating:
QBth	Rating:
Bath: 1	Rating: Very Good
HBth:	Rating:
hrFix: 2	Rating: Average
OTHER FEATURES	
Kits:	1
Kits:	Rating:
Frpl:	1
Frpl:	Rating: Average

SKETCH

6 FFL (108)8	8 PAT (64)
28	10
29	19
SFL FFL BMT UAT (812)	FFL (24) ?
?	8
14 SFL FFL 9 (126)	14 WOK FFL (126)

GENERAL INFORMATION

Grade:	C+	Average (+)
Year Blt:	1914	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:	G10	Fact:
Const Mod:		
Lump Sum Adi:		

ONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

INTERIOR INFORMATION

INTERIOR INFORMATION		
Avg Ht/FL:	STD	
Prim Int Wall:	2	- Plaster
Sec Int Wall:		
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		
Bsmnt Flr:	14	- Asphalt Tile
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall		% Sprinkled:

ys Cond:	VG - Very Good	4.6	%
nctional:			%
conomic:			%
Special:			%
Override:			%
	Total:	4.6	%
ALC SUMMARY			
Basic \$ / SQ:	130.00		
Size Adj.:	1.16465545		
Const Adj.:	0.99989998		
Adj \$ / SQ:	151.390		
Other Features:	92500		
Grade Factor:	1.10		
NBHD Inf:	1.00000000		
NBHD Mod:			
LUC Factor:	1.00		
Adj Total:	497945		
Depreciation:	22905		
preciated Total:	475040		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	% Descrip	% Type	Qu	# Ten
FFL	First Floor	1,196	151.390	181,063						
SFL	Second Floor	844	151.390	127,803	SFL	90				
BMT	Basement	812	45.420	36,879						
UAT	Upper Attic	203	60.560	12,293						
WDK	Deck	126	13.940	1,756						
PAT	Patio	64	6.000	384						
Net Sketched Area:			3,245		Total:	360,178				
Size Ad	2040.1999	Gross Are	3948	FinArea	2040					

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME Make:

PARCEL ID 121.0-0003-0014.

Code	Description	A	Y/S	Qty
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More: N	Total Yard Items:	Total Special Features:	Total:
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More: N

Total Yard Items:

Total Special Features:

Total: